



# Talbot County Planning Commission Agenda

Wednesday, May 6, 2015 at 9:00 a.m.  
Talbot County Library, Conference Room  
100 W Dover Street, Easton, Maryland

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1. Call To Order
2. Election of Officers
3. Decision Summary Approval for:
  - a. April 1, 2015

4. Old Business
5. New Business

- a. **Applicant:** Roger Sola-Solé and Stephanie Sola-Solé  
**File No.:** A-214  
**Agent:** N/A  
**Request:** Administrative Variance—build 2 pervious decks to allow access from rear of house  
  
**Location:** 26344 Arcadia Shores Circle, Easton, MD 21601  
**Zoning:** Map 33, Grid 14, Parcel 118, Lot 3; Zone: RR
- b. **Applicant:** Eric Mann and Marianne Mann  
**File No.:** A-215  
**Agent:** Lars Erickson, East Bay Construction  
**Request:** Administrative Variance—(1) addition of mudroom/laundry room/powder room space; (2) addition of covered front porch; (3) addition of gable roof over existing entry area  
  
**Location:** 9793 Pintail Place, St. Michaels, MD 21663  
**Zoning:** Map 23, Grid 1, Parcel 83, Lot 12; Zone: RR/CA
- c. **Applicant:** Marclyn S. Hendon  
**File No.:** A-216  
**Agent:** Administrative Variance—enclose existing covered porch in buffer  
**Request:** Jeffrey A. Heinsohn  
**Location:** 24700 Rays Point Road, St. Michaels, MD 21663  
**Zoning:** Map 32, Grid 8, Parcel 98; Zone: RR
- d. **Applicant:** Blaine T. Phillips  
**File No.:** M1154  
**Agent:** Sean Callahan, Lane Engineering, LLC  
**Request:** Lot Size Waiver  
**Location:** 10410 Kintore Drive, Easton, MD 21601  
**Zoning:** Map 6, Grid 12, Parcel 135; Zone: RC
- e. **Applicant:** Nagel Farm Services II  
**File No.:** L1225  
**Agent:** Chris Waters, Waters Professional Land Surveying  
**Request:** Preliminary Major Revision Plat  
**Location:** Wye Mills Road, Wye Mills, MD 21679  
**Zoning:** Map 1, Grid 10, Parcel 7 & 11; Zone: VC/AC

- f. Applicant:** Talbot County Government  
**File No.:** SP-560  
**Agent:** William Wolinski, Talbot County Government  
Chris Waters, Waters Professional Land Surveying  
**Request:** Waiver—Street Trees  
**Location:** Oxford Road and Boone Creek Road, Oxford, MD 21654  
**Zoning:** Map 42, Grid 1, Parcel 89; Zone: RC/TR
- g. Applicant:** Public Works  
**Agent:** Ray Clark, County Engineer  
**Request:** Recommendation to County Council—Resolution to amend the Talbot County Comprehensive Water and Sewer Plan to add a new capital project for the installation of a screw press to upgrade the Region II (St. Michaels) Waste Treatment Plant
- h. Applicant:** Public Works  
**Agent:** Ray Clark, County Engineer  
**Request:** Recommendation to County Council—Resolution to amend the Talbot County Comprehensive Water and Sewer Plan to add a new capital project to upgrade the Region V (Tilghman) Wastewater Treatment Plan with enhanced nutrient removal technology
- i. Applicant:** Talbot County Department of Planning and Zoning  
**Agent:** Martin Sokolich, Long Range Planner  
**Request:** Recommendation to County Council—Recommendation of 2014 Annual Report on County Growth to the Maryland Department of Planning

6. Discussion Items
7. Staff Matters
8. Work Sessions
9. Commission Matters
10. Adjournment